

**MINUTES OF THE
WILLIAMSON COUNTY PLANNING COMMISSION
MEETING OF OCTOBER 9, 2003**

MEMBERS PRESENT

John Cain
John Lackey, Chairman
Jim Lamb
Steve Lane
Robert Medaugh
Tom Moon
Pete Mosley
Tom Murdic
Paul Pratt, Jr.
Dodson Randolph
Brian Sanders

STAFF PRESENT

Joe Horne, Community Development Director
Greg Langeliers, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant to the County Engineer
Ann Haines, Planner
Heather Moore, Planner
Lori Jones, Receptionist
Lisa Stewart, Planning Assistant
Bobby Schloesser, County Attorney's office

The Williamson County Regional Planning Commission met in regular session Thursday, October 9th, 2003, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioner Don Crohan was unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcement:

- Referencing the letter from Cumberland Region Tomorrow announcing another training opportunity on Wednesday, October 29th, and they would like a response by October 17th if you'd like to attend.

CONSIDERATION OF MINUTES:

CHAIRMAN LACKEY ASKED FOR CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 11TH, 2003, MEETING. A MOTION WAS MADE BY COMMISSIONER MURDIC TO ACCEPT THE MINUTES AS WRITTEN, SECONDED BY COMMISSIONER RANDOLPH; AND PASSED BY UNANIMOUS VOICE VOTE.

OLD BUSINESS:

OLD BUSINESS - ITEM 1

UPDATE ON THOMPSON STATION CHURCH OF CHRIST.

Mr. Langeliers informed the Commission that all of the issues previously discussed have been completed; they have gotten all the necessary permits and submitted "as built" plans, finished all the drainage requirements; and everything is on target.

No action required by this body.

CONSENT AGENDA:

Mr. Horne reviewed the Consent Agenda.

BONDS:

1. **BETHLEHEM UNITED METHODIST CHURCH - PERFORMANCE BOND FOR LANDSCAPING - \$90,000**
RECOMMENDATION: REDUCE TO MAINTENANCE IN THE AMOUNT OF \$27,000 FOR SIX (6) MONTHS.
2. **JUBILEE RIDGE - MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL - \$50,000**
RECOMMENDATION: EXTEND IN THE CURRENT AMOUNT FOR SIX (6) MONTHS.
3. **KEYSTONE, SECTION 1 - MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL - \$80,000**
RECOMMENDATION: EXTEND IN THE CURRENT AMOUNT FOR THREE (3) MONTHS TO COINCIDE WITH THE EXPIRATION DATE ON THE LETTER OF CREDIT.
4. **KEYSTONE, SECTION 2 - MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL - \$8,000**
RECOMMENDATION: EXTEND IN THE CURRENT AMOUNT FOR THREE (3) MONTHS TO COINCIDE WITH THE EXPIRATION DATE ON THE LETTER OF CREDIT.
5. **KEYSTONE, SECTION 4 - MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL - \$8,000**
RECOMMENDATION: EXTEND IN THE CURRENT AMOUNT FOR THREE (3) MONTHS TO COINCIDE WITH THE EXPIRATION DATE ON THE LETTER OF CREDIT.
6. **LEGENDS RIDGE, SECTION VIII - MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL - \$35,000**
RECOMMENDATION: EXTEND IN THE CURRENT AMOUNT FOR SIX (6) MONTHS.
7. **LEGENDS RIDGE, SECTION VII - PERFORMANCE BOND FOR ON AND OFF-SITE WATER (CITY OF FRANKLIN) - \$58,000**
RECOMMENDATION: EXTEND IN THE CURRENT AMOUNT UNTIL APRIL, 2004.
8. **NATCHEZ VALLEY, SECTION II - PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL - \$78,000**
RECOMMENDATION: EXTEND IN THE CURRENT AMOUNT FOR SIX (6) MONTHS.
9. **RIVER LANDING, SECTION VI - PERFORMANCE BOND FOR WATER (CITY OF FRANKLIN) - \$23,000**
RECOMMENDATION: EXTEND IN THE CURRENT AMOUNT UNTIL MAY 2004.
10. **SUMMER HILL, SECTION II - PERFORMANCE BOND FOR LANDSCAPING - \$76,500**
RECOMMENDATION: EXTEND IN THE CURRENT AMOUNT FOR SIX (6) MONTHS.

11. **SUMMER HILL, SECTION II - PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL - \$200,000**
RECOMMENDATION: EXTEND IN THE CURRENT AMOUNT FOR SIX (6) MONTHS. IN ADDITION, STAFF REQUESTS A LETTER FROM THE DESIGN ENGINEER CERTIFYING COMPLETION AS PER THE APPROVED DESIGN PLANS.

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FINAL PLATS:

14. **THE LINKS □ TEMPLE HILLS, SECTION 2, CONTAINING 24 LOTS ON 27.33 ACRES LOCATED OFF TEMPLE ROAD IN THE 9TH VOTING DISTRICT. (1-2003-406)**

THE FINAL PLAT IS IN ORDER. APPROVAL IS RECOMMENDED PENDING:

1. POSTING OF PERFORMANCE BOND FOR ROADS, DRAINAGE, AND EROSION CONTROL IN THE AMOUNT OF \$330,000;
2. POSTING OF PERFORMANCE BOND IN THE AMOUNT OF \$87,300 FOR WATER AND \$126,900 FOR SEWER PER HARPETH VALLEY UTILITIES DISTRICT;
3. POSTING OF PERFORMANCE BOND IN THE AMOUNT OF \$22,300 FOR LANDSCAPING; AND
4. ACCESS TO TIMBERLINE SUBDIVISION WILL NOT BE PERMITTED UNTIL THE ISSUANCE OF THE 46TH BUILDING PERMIT IN THE OVERALL DEVELOPMENT.

17. **LAURELBROOKE, SECTION 1E, CONTAINING 22 LOTS ON 101.53 ACRES LOCATED OFF SNEED ROAD IN THE 8TH VOTING DISTRICT. (1-2003-413)**

THIS PLAT IS IN ORDER. APPROVAL IS RECOMMENDED PENDING:

1. The posting of a performance bond in the amount of \$246,000 for road, drainage and erosion control improvements; and
2. The posting of performance bonds in the amounts of \$17,000 and \$26,400 for water and sewer improvements, as specified by HVUD.

Commissioner Cain moved for approval to accept Staff's recommendation of the items on the Consent Agenda. Commissioner Moon seconded the motion, which passed by unanimous voice vote.

PUBLIC HEARING:

ITEM 12

REQUEST TO RE-ZONE TAX MAP 132 PARCEL 100 FROM SUBURBAN ESTATE TO URBAN FOR TOLLGATE FARMS, PRCD, CONTAINING 347.12 ACRES LOCATED ON COLUMBIA AVENUE IN THE 2ND VOTING DISTRICT. (6-2003-010)

MR. LANGEIERS REVIEWED THE BACKGROUND (SEE AGENDA REPORT),

POINTING OUT HIS ADDENDUM TO THIS ITEM WITH THE FOLLOWING RECOMMENDATION:

STAFF RECOMMENDS THAT THIS REQUEST BE FORWARDED TO THE COUNTY COMMISSION WITH A POSITIVE RECOMMENDATION FOR REZONING TO THE URBAN DESIGNATION WITH THE FOLLOWING CONTINGENCIES:

- 1) That the locations of the proposed sewage treatment facility and the associated drip/spray fields be identified in conjunction with the next submittal relative to any portion of this development, such submittal to address any design revisions that may be associated;
- 2) That the next submittal be accompanied by a flood study accurately identifying the 100 year flood elevations and that no structures be located within the determined confines of the 100 year flood plain;
- 3) That, upon submittal of the residential portions of this development, a mechanism for addressing an affordable housing component per Section 9144, A, be identified;
- 4) That the developer be responsible for any required on or off site road improvements dictated by the projected intensities of proposed development; and

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- 5) Should any of the above conditions dictate major revisions to design components of the development, it may become necessary that the overall development plan be revisited.

Chairman Lackey opened the public hearing.

Mr. Barry Burge, a resident in that area, pointed out that the growth in this County is phenomenal, but he thinks our first priority has to be the safety of the children. He has been in the facilities management / construction segments of business for approximately 30 years; and is now a private consultant. He feels traffic congestion in this area, if zoned commercial, will be a disaster as it relates to the safety of our children. Mr. Burge would urge this body not to approve the overlay portion due to the safety issue; maintain that it be kept as Suburban Estate only; the traffic currently seen at the two (2) Heritage schools still presents severe traffic flow problems, that is really in a non-commercial area. He noted that, in the last two (2) weeks, the traffic has been backed up in excess of a mile, each way, at the times when the schools are being dismissed and events are being held at the school's premises; to the extent that officials for the football games were brought in by the Highway Patrol because traffic was backed up almost to Interstate 65 and almost to downtown Springhill. If the County adds commercial property in proximity to the new Independence High School, it's going to create a traffic flow problem. Mr. Burge would ask that this Commission consider a dedicated road to Independence High School with no commercial traffic, and this will support security and safety in the event of a lock-down at the school. He also suggested that this body ask for the professional opinion of Turner Construction Company (the builder of Independence High School), who are a very reputable firm; ask their opinion as it would relate to having commercial property located next to a public institution, a hospital, etc. Mr. Burge's recommendation is for Suburban Estate only, and offered his services free of charge to assist this Commission in future planning or recommendations.

There being no other persons wishing to speak, the public hearing was closed.

The applicant, Jim Cross, stated that they have met with Staff, reviewed all the concerns and comments, and are in agreement with all of them. He noted that this is a multi-step process and will be back to this body in the future. After tonight, if approval is successful, they will start the design of the sewer system, flood plain study, etc., and have completed as noted in the addendum before any preliminary plats are submitted.

Chairman Lackey asked Mr. Cross to explain the map presented, and he pointed out that it shows the 100 year floodplain per current FEMA maps, slopes, natural drainage, etc.

Commissioner Randolph asked Staff, referencing Mr. Burge's comments, if there wasn't

already a dedicated road into Independence High School. Mr. Langeliers stated that it's his understanding that there is a road being dedicated by plat, but the plat has not been recorded as yet. It is intended to be a public road, which will then belong to the Town of Thompson's Station.

Commissioner Pratt reminded the Commission that when this body approved Independence High School, he was nervous about the location of the track and football field in the back of the property. He expressed major concern with parking on the side of the road at these events (possibly blocking the road), and how emergency vehicles would gain access should someone get hurt. Commissioner Pratt hopes Tollgate will address some of the issues of getting traffic in and out in this area.

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CHAIRMAN LACKEY ASKED, AT THIS JUNCTURE, WHERE THE TREATMENT PONDS AND DRIP FIELDS ARE PROPOSED TO BE LOCATED. MR. CROSS INDICATED THE CURRENT PROPOSED AREA ON THE MAP.

DISCUSSION FOLLOWED REGARDING CONCERNS WITH FORWARDING THE REZONING REQUEST TO THE COUNTY COMMISSION WITH CONTINGENCIES INCLUDED. MR. CROSS POINTED OUT THAT THE CONDITIONS / CONTINGENCIES NOTED ARE THE CONCERN OF THE PLANNING COMMISSION, AND THEY WILL BE BACK BEFORE THIS BODY SEVERAL TIMES, AND STATED THAT IT WOULD BE FOOLISH ON THEIR PART TO DO ANY MAJOR WORK WITHOUT ALL THE DESIGN WORK DONE WITH PRELIMINARY PLATS APPROVED THROUGH THIS COMMISSION FIRST; NOTING THAT THEY UNDERSTAND THAT ALL THE CRITERIA NOTED MUST BE SATISFIED PRIOR TO PRELIMINARY PLAT SUBMITTAL / APPROVAL.

COMMISSIONER PRATT ASKED IF CHERRY JACKSON, MAYOR OF THE TOWN OF THOMPSON'S STATION, COULD ADDRESS SOME QUESTIONS. CHAIRMAN LACKEY NOTED THAT AS A REPRESENTATIVE OF A CONSTITUENCY, SHE WOULD BE WELCOME TO DO SO.

COMMISSIONER PRATT ASKED HOW THE TOWN OF THOMPSON'S STATION PLANS TO FUND THE SEWER SYSTEM, AND IF A FIRM HAS BEEN HIRED TO MAINTAIN THE SYSTEM. MRS. JACKSON STATED THAT, AT THIS POINT, THE DEVELOPER ON THIS PROJECT WILL BUILD THE SYSTEM AND WILL THEN DEDICATE IT TO THE TOWN OF THOMPSON'S STATION. THE TOWN OF THOMPSON'S STATION HAS HIRED AN ENGINEERING FIRM THAT WILL OVERSEE THE PLANS AS THE DEVELOPER PROCEEDS, AND ARE IN THE PROCESS OF WRITING THEIR SEWER ORDINANCE AND ADOPTING SEWER REGULATIONS. THEY ARE IN THE PROCESS OF OBTAINING A LIST TO CONDUCT INTERVIEWS TO DETERMINE WHO WILL BE THE FIRM / COMPANY CONTRACTED TO MAINTAIN THIS SYSTEM. FUNDING WILL HOPEFULLY COME FROM THIS DEVELOPMENT, BUT IF NEEDED, THEY CAN CHECK INTO LOANS, BONDS, ETC.

AFTER FURTHER DISCUSSION CONCERNING THE CONTINGENCIES / CONDITIONS, VESTING, REZONING, ETC., COMMISSIONER PRATT MOVED TO ACCEPT AND APPROVE STAFF'S RECOMMENDATION REFERENCED ON THE ADDENDUM TO ITEM □ 12. COMMISSIONER MOON SECONDED THE MOTION.

COMMISSIONER SANDERS QUESTIONED THE LOCATION OF THE TREATMENT LAGOONS AGAINST THE PROPERTY LINE AT THE CSX

RAILROAD, AND MR. CROSS STATED THAT IS THE CURRENT PLANNED LOCATION. COMMISSIONER SANDERS EXPRESSED CONCERN THAT THE RAILROAD IS A THIN BUFFER FROM PRIVATE PROPERTY AND HE WOULD NOT WANT THE INDIVIDUAL PROPERTY OWNER TO HAVE HIS PROPERTY VALUE HURT BY THE SEWER SYSTEM NEXT TO HIM. MR. CROSS STATED THAT, INITIALLY, THEY WANTED TO PUT THE TREATMENT LAGOONS UP FRONT, BUT AFTER REVIEWING THE WASTE WATER REGULATIONS (AND THE REQUIRED BUFFERS AND SETBACKS), THEY WERE NOT ALLOWED TO PUT THEM THERE. BASED ON FLOODPLAIN AND THE NATURAL FLOW, THAT IS THE MOST LOGICAL PLACE FOR THEM; EVEN THOUGH THEIR PREFERENCE IS UP FRONT, THEY WOULD HAVE TO AMEND THE WASTEWATER REGULATIONS.

AFTER FURTHER DISCUSSION, THE MOTION PASSED BY UNANIMOUS VOICE VOTE.

PRELIMINARY PLAT:

ITEM 13

MEADOWBROOKE, PHASE 1, CONTAINING 48 LOTS ON 11180 ACRES LOCATED ON MURFREESBORO ROAD IN THE 5TH DISTRICT. (1-2003-304)

MS. HAINES REVIEWED THE BACKGROUND (SEE AGENDA REPORT), RECOMMENDING APPROVAL.

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THE APPLICANT, TOM KING OF CLIFTON AND KING, LLC, WAS PRESENT. HE REFERRED TO THE CONCERN FROM THE SEPTEMBER MEETING REGARDING THE LINE OF SIGHT ON LOT □ 102, AND PASSED OUT A PLAN ADDRESSING THIS ISSUE. MR. KING INDICATED THAT, UNTIL THEY KNOW THE REQUIREMENTS FROM TDOT, THEY GAVE AN EXTREME MEDIAN OF APPROXIMATELY 75 FEET.

COMMISSIONER MURDIC MADE A MOTION, SECONDED BY COMMISSIONER CAIN, TO ACCEPT AND APPROVE STAFF'S RECOMMENDATION.

COMMISSIONER MOSLEY ASKED WHY THE TEN (10) YEAR FLOODPLAIN IS NOT SHOWN ON THE PLANS. MR. LANGEIERS POINTED OUT THAT IT WAS IDENTIFIED ON THE ORIGINAL SUBMITTAL, AND MR. HEFLIN AGREED, NOTING THE DETAILED STUDY HAS BEEN PREVIOUSLY SUBMITTED.

THE MOTION PASSED BY UNANIMOUS VOICE VOTE.

FINAL PLATS:

(ITEM 14 REVIEWED WITH CONSENT AGENDA)

ITEM 15

THE ESTATES OF GRACE VALLEY FARM (LARGE LOT EASEMENT SUBDIVISION), CONTAINING 5 LOTS ON 94.90 ACRES LOCATED OFF PEYTONSVILLE ROAD IN THE 3RD VOTING DISTRICT. (1-2003-410)

MS. MOORE REVIEWED THE BACKGROUND (SEE AGENDA REPORT), RECOMMENDING APPROVAL; UPDATING THE FOLLOWING ITEMS:

- ASSIGNMENT OF ADDRESSES IS ON THE FINAL PLAT SUBMITTED; AND
- ISSUES OF ADDRESSES AND ENGINEERING CONCERNS ARE COMPLETED, THEREFORE THIS PLAT IS IN ORDER.

COMMISSIONER MOON ASKED THE COUNTY ATTORNEY IF THERE IS A CONFLICT OF INTEREST SINCE HIS LATE UNCLE OWNED THIS PROPERTY AT ONE TIME. MR. SCHLOESSER STATED THAT IT IS NOT IF HE IS NO LONGER THE PROPERTY OWNER.

COMMISSIONER MURDIC MOVED TO ACCEPT AND APPROVE STAFF'S RECOMMENDATION. COMMISSIONER RANDOLPH SECONDED THE MOTION, WHICH PASSED BY UNANIMOUS VOICE VOTE.

ITEM 16

SADDLE SPRINGS ESTATES, PHASE 2A, SECTION 1, CONTAINING 8 LOTS ON 99.54 ACRES LOCATED OFF BETHESDA-ARNO ROAD IN THE 3RD VOTING DISTRICT. (1-2003-411)

MR. LANGEIERS REVIEWED THE BACKGROUND (SEE AGENDA REPORT), RECOMMENDING APPROVAL PENDING THE FOLLOWING:

- 1) The posting of a performance bond for road, drainage and erosion control improvements in the amount of \$54,000.
- 2) Revising H.O.A. documents per County Attorney's comments prior to execution of final plat by Secretary of Planning Commission.

THE APPLICANT, TOM KING OF CLIFTON AND KING, LLC, WAS PRESENT AND STATED THAT THEIR CLIENT HAS NO PROBLEM WITH THE CHANGES SUGGESTED ON THE H.O.A. DOCUMENTS.

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COMMISSIONER LANE MADE A MOTION, SECONDED BY COMMISSIONER CAIN, TO ACCEPT AND APPROVE STAFF'S RECOMMENDATION. THE MOTION PASSED BY UNANIMOUS VOICE VOTE.

(ITEM 17 REVIEWED WITH CONSENT AGENDA)

INTERPLANNING REVIEW:

ITEM 18

DOERTER PROPERTY LOCATED OFF CLOVERCROFT ROAD.

MR. LANGEIERS PRESENTED THE REPORT AND ATTACHMENT TO THE COMMISSION, AND REVIEWED SAME. HE INDICATED ON PAGE TWO (2) OF THE ATTACHMENT THE PROPOSED CONNECTION TO THE EXISTING MCKAY'S MILL DEVELOPMENT.

COMMISSIONER MOSLEY COMMENTED THAT MCKAY'S MILL ALREADY HAS TWO (2) ENTRANCES OFF OF CLOVERCROFT ROAD WITHIN A MILE OF EACH OTHER; THIS WILL BE THE THIRD ENTRANCE; JOHN WILLIAMS ROAD GOES BACK INTO MCKAY'S MILL ALSO, MAKING THE FOURTH WITHIN A MILE; MCKAY'S MILL CONTINUES TO PROCEED EAST AND WILL PROBABLY HAVE TWO (2) MORE ENTRANCES ON CLOVERCROFT ROAD, WHICH SEEMS RIDICULOUS; HE FEELS IF MCKAY'S MILL IS TO BE A COMMUNITY WITHIN ITSELF, THEN IT DOESN'T NEED TO IMPACT A COUNTY ROAD WITH SO MANY ENTRANCES.

COMMISSIONER RANDOLPH AGREED WITH COMMISSION MOSLEY.

COMMISSIONER CAIN AGREED WITH STAFF'S RECOMMENDATION OF SUGGESTING THIS AREA BE ANNEXED BY THE CITY OF FRANKLIN.

NO ACTION IS REQUIRED BY THIS BODY.

There being no further business, the meeting was adjourned.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY PLANNING COMMISSION ON NOVEMBER 13TH, 2003.

CHAIRMAN JOHN LACKEY

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